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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES - Draft **HISTORIC SITE BOARD** **December 19, 2005**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:30 PM
- **Members Present:**
 - Paul Johnson
 - Vicki Estrada
 - Jim Royle
 - Eldonna Lay
 - Carmen Lucas
- **Members Absent:**
 - Margie Warner
- **Staff Present:**
 - Donna Beddow
 - Gail Wright
- **Staff Absent:**
 - Glenn Russell
- **Other General Information - None**

B. Conflict of Interest Declaration - None

C. Approval of November 21, 2005 Board Minutes

Paul Johnson moved that the minutes of the 11/21/2005 meeting be approved.
2nd by Vicki Estrada.
Motion carried 4-0-0

D. Reports:

1. Demolition of County of San Diego property: This subject was brought up at the October HSB meeting, and at the November meeting staff distributed copies of demolition processes from other jurisdictions. At the October meeting, the SOHO representative agreed to prepare and send a letter to Gary Pryor, Director of DPLU, stating concerns with the County demolition process. This would initiate our inquiry. To date, as far as we know, no letter has been received. Staff has not attempted further research on this issue.

2. Julian Historic District: Paul Johnson brought to the Board's attention that many of the historic building owners in Julian have been hit with a lawsuit for non ADA noncompliance. Are the historic buildings considered to be listed as a Historic District because of the "J" designator? If the buildings are on a historic list (National, state, county, local) they are entitled to alternate ADA requirements that preserve the historic nature of a building/structure. Currently, only one building in Julian is on the OHP listing of National Register of Historic Places (the Robinson Hotel). None of the other historic buildings in the Town center are currently in the OHP listing, even as eligible for listing, or potentially eligible. Staff provided Paul Johnson with a copy of the Julian Historic District County Booklet. He would like to see how the historic building code can be used for ADA compliance and will follow up with Julian representatives; he will report back in January. Donna will check ordinance; it is possible that "J" designator will automatically allow the Julian District to be listed at the County level. Discussion item for January.

E. Announcements: Happy Holidays; the County will be closed to the public from Thursday December 22 through Tuesday January 3, 2005.

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – None

B. Presentations - Mr. Clint Linton, with the Santa Ysabel Band of Diegueño Indians, talked about his experiences as a Native American archaeological monitor at the Department of Public Works' Kenwood Avenue Department of Public Works project, adjacent to Bancroft Ranch in Spring Valley. This project involves a portion of the prehistoric village site of *Neti*. Mr. Linton recently completed his first assignment as a Native monitor for a County of San Diego project. One burial was found. He has seven recommendations, especially relating to project on which human remains are found:

1. Four crews working (grading) at any given time: SDG&E, Helix Water and the engineering contractor hired to do the grading, and a company named Fisal. The monitors (including Clint) were apparently hired to monitor the grading contractor. It was not clear if the other if the other work was to be under the jurisdiction of the monitors. The basic issue is: How is one person supposed to monitor multiple crews? More monitors should have been required.
2. How much data recovery is needed for a known village site? In this case the data recovery testing included two units and 15 shovel test pits (STP's). One thing never determined by this method was the southern boundary was never found (under the roadway).
3. When human remains are found, there should be a designated area that the contractor can use to reroute excavated material, including material already in a truck. This place should be designated at the beginning of a project.
4. Monitoring requirements were intermittent and it was hard to plan one's time. It did not allow a thorough monitoring job. In fact, the day the burial was found, the monitors had been told not to be on-site. Recommendation is that a grading plan should be agreed upon by all parties involved including the archaeologist, Native American monitor, project managers, etc. On the day that human remains were

found, Clint was told not to show up because no grading was going to take place. Fortunately, the consulting archaeologist stopped by and saw grading, found human remains.

5. Budgeting for grading monitoring should include archaeological and Native American monitoring at all times during the grading process. Looking for the presence of Human Remains is the main job of a monitor. Budgeting should include the cost of water screening; if remains are found, often remains are very tiny, especially if the burial is a cremation. Water screening is the only way that most of the remains can be found. Clint observed that although a deposit may be "disturbed", it doesn't mean that human remains won't be encountered.
6. A procedure is recommended to identify the land owner at the start of the grading monitoring program so that should artifacts be found, their disposition can be determined. This would expedite the process of repatriation.
7. The presence of a paleontologist during monitoring would be helpful in identifying intact deposits and older soils.

Mr. Linton proposed two potential mitigation measures: first, there are 400 boxes of material from the Bancroft Ranch site at San Diego State from previous excavations and if possible some of this material could be analyzed with a specific focus such as a study of the beads, the projectile points and incised pottery. Secondly, there is a vacant lot on the south side of Kenwood between Bancroft and Helix Street that may be developed. There are definitely artifacts on the surface of that lot and the soil appears to be midden. He would like to see testing done since the southern boundary of the site has not been found and the vacant lot is beyond where that boundary was originally thought to be.

Chairman Jim Royle invited DPW representatives to comment; their suggestion was to ask Clint to put his suggestions in writing.

C. County Department of Parks and Recreation: Lynne Newell Christenson, County Historian:

1. Rancho Guajome Adobe update: Roof replacement in progress; as many of original tiles used as possible. Two biological projects including open space off-site mitigation of native plants for SDG&E; Native American monitors will be on hand if any grading is needed since the native village of Guajome is there. The other biology project has to do with a drainage area near the adobe.
2. Rancho Penasquitos: Wing C, never totally restored; south wall, made of adobe, is failing due to water being whipped up into the wall. The County is undertaking a restoration of Wing C, including seismic retrofitting. Some exotic trees are to be removed near the creek.

ACTION ITEMS

ITEM 3 – Marie Schumann-Heink & Hubert Guy Residence MAA 05-009

Applicant: Scott A. Moomjian
Owner: Thomas and Tawnya Macchiarella
Location: 5310 Valle Vista Avenue, La Mesa, Ca 91941, APN 491-440-13 and 16

Community Planning Group: Valle de Oro
Supervisor District: 2 - Dianne Jacob

Description: The Marie Schumann-Heink & Hubert Guy Residence is a one-story single family home designed in a Swiss Chalet architectural style by noted architects William Henry Wheeler and Robert Halley Jr., in 1916 for Marie Schumann-Heink and Hubert Guy at the request of world Opera Diva Madame Ernestine Schumann-Heink for her daughter Marie who was to marry Mr. Hubert Guy, a prominent poultry rancher in El Cajon. Adam Georgia built the home under the guidance of Colonel E. Fletcher and William B. Gross who had owned the property. Historic research indicates that this residence is both historically and architecturally significant as it embodies distinctive characterizes of an unusual architectural type not found elsewhere in the Mt. Helix La Mesa area, the Swiss Chalet, designed by noted architect William Henry Wheeler as well as its association with individuals important to the history of the Mt. Helix/La mesa community. This action item was continued from the November 21, 2005 meeting.

Staff Recommendation: Recommend placement of this house, on lot APN 491-440-16, on the Local Register of Historic Resources and for participation in the Mills Act Contract. Staff finds this resource to be significant under item V (b2) of the Local Register that the resource is associated with the lives of persons important to the history of San Diego County, and item V (b3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region.

Meeting Notes: Property Owner Thomas Macciarella attended the meeting and was available for questions; owner representative Scott A. Moomjian provided additional description and background regarding the historic residence.

Board Action: Motion by Paul Johnson that the Historic Site Board recommended approval of the Historic Designation and participation in the Mills Act for the Schumann-Heink & Hubert Guy Residence including parcels APN's 491-440-13 and 491-440-16 to the Director of the Department of Planning and Land Use. The recommendation specifies APN 419-440-16 to include the residence and surrounding boulders and excludes the swimming pool and pool house. In addition, the recommendation for APN 419-440-13 is for the land only and excludes all structures currently existing; these structures are: structures: an arbor, guest house and garage and carport/work shop/stables.

2nd by Vicki Estrada

Motion carried 3-1-1 (Jim Royle, no; Carmen Lucas, abstained)

ITEM 4 – HSB PROCEDURE: INFORMATION REQUIRED FOR LANDMARKING APPLICATIONS.

Discussion: One of the HSB goals for 2005 was to develop requirements for landmarking to provide potential applicants with the necessary information that is needed for the Board to make decisions. Board members and staff, based on experiences relating to the projects discussed during the current meeting, recommended several additions. Vicki Estrada suggested that staff prepare a users guide. Jim Royle will make changes for distribution by staff, for consideration at the next meeting.

Board Action: Consensus to postpone action on this item until the January meeting.

OTHER

ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, January 23, 2006 (4th Monday)

ITEM 6 – ADJOURNMENT

8:00 pm

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

January 23, 2006

Vice-Chairman, Paul Johnson

January 23, 2006